

Solicitors & Estate Agents

2 Randolph Place, Edinburgh EH3 7TQ
Tel: 0131 225 5985 Fax: 0131 225 2470, DX ED 34 LP BOX 115
email: mail@macraeflett.com

■ MACRAE
■ FLETT &
■ RENNIE

HAYMARKET

3/14 EASTER DALRY RIGG, EDINBURGH, EH11 2TG



- ATTRACTIVE TOP FLOOR FLAT
- POPULAR LOCATION CLOSE TO HAYMARKET STATION
- SPACIOUS ACCOMMODATION
- LIVINGROOM/DININGROOM WITH BAY WINDOW
- FITTED KITCHEN
- MASTER BEDROOM WITH EN SUITE SHOWER ROOM
- 2ND DOUBLE BEDROOM
- BATHROOM
- ATTIC
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- BURGLAR ALARM
- ENTRYPHONE



OFFERS AROUND £185,000

An attractive top floor flat in a popular modern development just off Dalry Road, offering spacious accommodation with a wide range of amenities on the doorstep.

Dalry is a popular area situated to the west of Edinburgh City Centre. Dalry Road itself has a wide selection of shops with a further selection available nearby including the Asda superstore at Chesser and the new Sainsbury's store on Westfield Road, only a short distance away. The city centre is easily accessible with a good bus service linking you to Princes Street and beyond. Haymarket Station, the West End and Princes Street are only a ten minute walk. There are a good range of leisure facilities also within walking distance which include The Union Canal walkway and Fountain Park leisure complex.

Hall

A spacious hallway with access to all rooms. Entryphone handset. Radiator. Laminate flooring. Hatch to attic. Cupboard housing meters and fuses. Second cupboard housing water tanks. Coat hooks. Central heating thermostat. Spotlights.

Livingroom/Diningroom

22'8 x 11'5

Attractive spacious room with bay window to the front. Roman blinds. 2 Radiators. Spotlights. Laminate flooring.



Kitchen

10'6 x 8'

Bright kitchen fitted with ample floor and wall mounted units. Complementary worktops and splash back tiling. Stainless steel sink and single drainer. Gas hob, electric oven and cooker hood. Washing machine and fridge included in the sale. Laminate flooring. Spotlights. Window to the front. Concealed central heating boiler. Venetian blinds. Built in wine rack.



Master Bedroom

13'6 x 10'3

Good sized bedroom with window to the front. Fitted carpet. Radiator. Fitted wardrobe with mirrored sliding doors. Door to en suite.



En Suite Shower Room

White wash hand basin and W.C. Shower cubicle with instant shower. Splash back tiling. Ceramic tiled floor. Radiator. Wall mirror. Extractor fan.

Bedroom 2

10'6 x 10'

Bright room with window to the front. Fitted carpet. Fitted wardrobe with mirrored sliding doors. Radiator. Wooden Venetian blinds.

Bathroom

6'7 x 6'6

Fitted with 3 piece white suite comprising bath with mixer tap shower over, wash hand basin and W.C. Splash back tiling. Laminate flooring. Radiator. Glass shower screen. Extractor fan. Wall mirror.

Outside

The property is surrounded by well kept communal grounds. There is private parking and locked bike storage sheds.

Factors

The property is factored by Charles White and there is a fee of £150 per quarter which covers all the common areas and the buildings insurance. Interested parties should confirm for themselves the charges and what they cover prior to submitting their offer.

Council Tax

Band E. Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.

Viewing

Viewings by appointment only please contact the selling agents on 0131 225 5985 or sara@macraeflett.com.

Thinking of selling? Presentation is all. Move up to a better presentation.
Contact David @macraeflett.com or 0131 225 5985

Solicitors & Estate Agents

2 Randolph Place
Edinburgh EH3 7TQ
Tel: 0131 225 5985 Fax: 0131 225 2470
DX ED 34 LP BOX 115
email: mail@macraeflett.com

These particulars do not form part of an offer or contract. All statements contained herein are believed to be correct, but are not guaranteed and interested purchasers must satisfy themselves as to their accuracy. In the event of a closing date being declared the seller/sellers shall not be bound to accept the highest offer or any offer.

ESPC
espc.com